



Stafford Street,
Long Eaton, Nottingham
NG10 2ED

£450,000 Freehold

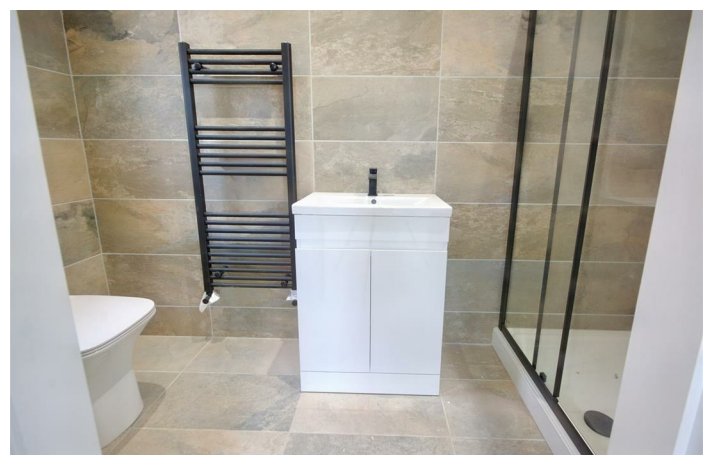


A BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF LONG EATON.

This brand new property offers everything a growing family needs being contemporary decorated throughout, with black fixtures to the kitchen and bathrooms and offering a beautiful open plan living/dining kitchen space which has a lovely grey marble effect fitted kitchen with built-in appliances and bi-folding doors onto the rear garden with two roof lantern windows which makes this room really light and airy. There are FOUR good size bedrooms, the master situated at the rear of the property which also benefits from an en-suite shower room. The property is situated within walking distance of Long Eaton town centre and Grange Primary School and is well placed for easy access to the excellent transport links which now includes the latest extension to the Nottingham tram system which terminates at Toton with the tram station being only a few minutes away. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall with a large storage cupboard, ground floor w.c., lounge with bay window to the front and to the rear is the open plan living/dining kitchen with bi-fold doors onto the rear garden and a door to a large separate utility room with a rear exit door. To the first floor there are four bedrooms, the master benefiting from an en-suite shower room and a separate family bathroom. To the front of the property there is off the road parking and an integral garage with access to both sides leading to the privately enclosed landscaped rear garden which has a gate leading onto Grange Park.

The property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance including The Grange Primary School, healthcare and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 providing direct access to Derby and Nottingham.



Entrance Hall

Composite front entrance door, stairs to the first floor landing, recessed spotlights, storage cupboard, vertical modern radiator and door to:

Ground Floor w.c.

Low flush w.c., sink with storage, chrome heated towel rail, recessed spotlights, extractor fan.

Lounge

UPVC double glazed bay window to the front, two radiators, TV point, recessed spotlights.

Open Plan Living/Dining Kitchen

Wall, base and drawer units with work surface over, sink and drainer with black swan neck mixer tap, built-in fridge and freezer, eye level Neff double oven, built-in Neff dishwasher, island unit with drawers, induction hob with extractor hood over, tiled floor, three black modern vertical radiators, two UPVC double glazed window to the rear, four door bi-folding door to the rear, spotlights and two ceiling window lanterns.

Utility Room

Wall and base units with marble effect work surface, sink with a black swan neck mixer tap over, spotlights, radiator, plumbing for automatic washing machine, tiled floor, UPVC double glazed window and rear exit door.

First Floor Landing

With doors to:

Bedroom 1

Two UPVC double glazed windows to the rear, two radiators and door to:

En-Suite

Walk-in shower cubicle with shower from the mains with a waterfall shower head, low flush w.c., wash hand basin with vanity cupboard under, radiator, tiled floor, fully tiled walls and splashbacks, spotlights and UPVC double glazed window to the side.

Bedroom 2

UPVC double glazed window to the front and radiator.

Bedroom 3

UPVC double glazed window to the rear and radiator.

Bedroom 4

UPVC double glazed window to the front and radiator.

Bathroom

Free standing bath with mixer tap and hand held shower, low flush w.c., wash hand basin with vanity cupboard, under, tiled walls and splashbacks, heated towel rail, spotlights and UPVC double glazed window to the side.

Outside

There is a driveway to the front of the property offering off road parking leading to the integral garage. There is access all the way around the property, a gate to the left and a second gate to the right. To the rear there is a grey Indian sandstone patio with sleeper and gravel borders leading to the lawn. There is a path to the bottom of the garden where there is a gate leading to Grange Park and the garden is privately enclosed with fenced boundaries and there is an outside tap.

Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the T junction turn right into Station Road and Stafford Street can be found as a turning on the left with the property identified by our for sale board on the left.

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PLOT 1 STAFFORD STREET, LONG EATON
TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.